

PROJECT: 16-1829 DEV, RIVERFRONT PARK GREAT FLOODS PLAY AREA
Sponsor: Spokane City Parks & Rec Dept Program: Land and Water Conservation Status: Active
Project Start Date: 06/14/2018 Agreement End Date: 06/30/2021

Final Report Status: Accepted 07/19/2021

Description

PROJECT AGREEMENT DESCRIPTION

The City of Spokane will use this grant to develop approximately 0.5 acres into a regional playground. The property is located in Riverfront Park in downtown Spokane. Developing this property will help turn a space currently occupied by a dirt parking lot into a safe and fun central playground for the people of Spokane and surrounding areas, serving the dual purpose of encouraging active lifestyles while also telling the story of the Ice Age Floods that sculpted our region. The primary recreation opportunity provided by the project will be dynamic learn/play experiences for families and interested people to learn about the region's unique geologic history.

FINAL PROJECT DESCRIPTION

The City of Spokane removed an old, unused gravel parking lot and used that land to develop approximately 3/4 of an acre into a regional playground as a part of the larger Riverfront Park North Bank Renovation project within the City of Spokane's downtown core. The playground is themed after the ice age geologic floods which shaped the geography of the Spokane area and carved out the space where the playground is cited. The playground constructed now offers over a dozen custom play components including spinners, net climbers, tactile and auditory play components, spring toys and rockers, several large and small slides, faux rock climbing walls, and a family swing. The landscape surrounding the play area was weaved throughout the play area to increase the users' connection to the natural environment. This project created an intuitive and dynamic space to families to learn about our unique region while playing. It has been described by local news media as 'a theme park experience you should have to pay for - except it's free!'

Questions

#1: Describe the location of where the RCO funding acknowledgement sign is displayed at the site.

(2) RCO signs are placed on entry monumentation signs into the playground.

Description is required

#2: Is there an opening ceremony or ribbon cutting event planned or has one already occurred?

Yes

Playground grand opening was held on May 21, 2021. RCO staff was in attendance.

Description is required

#3: Is there anything else about this project you would like to clarify or explain?

No

Optional

#4: Was the project's original design modified? If yes, explain the major changes here and attach the new design document (As Built) in PRISM.

Yes

Initial project design bid pricing was over budget. Project design was revised to make minor adjustments to landscape, pathways, and site appurtenances. Revised design was constructed per plan. Revised design drawings have been previously attached to prism.

Description is required

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Worksites

Worksite #1: Spokane Riverfront Park North Bank

Worksite Address (Optional)

Street Address 832 North Howard Street

City Spokane

State, Zip WA 99201

Worksite Details

Worksite #1: Spokane Riverfront Park North Bank

Worksite Name Spokane Riverfront Park North Bank

WORKSITE DESCRIPTION

The worksite was located on an existing dirt parking lot located adjacent to the Spokane River located in the Riverside Neighborhood. The old parking lot, storage building, and site features were removed and replaced with new playground and site improvements.

Geographic Coordinates

From mapped point: Latitude 47.665360 Longitude -117.419491

For Directions: Latitude 47.665349 Longitude -117.419938

SITE ACCESS DIRECTIONS

From I-90 Eastbound, take exist 280 toward Lincoln Street

- Turn left onto S Walnut St
- Continue onto N Maple St
- Turn right onto West Boone Ave
- Turn right onto N Howard St

Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	Spokane Riverfront Park North Bank	North Bank	✓ Clarification	✓	N/A

Development Metrics

Current Agreement

Final

Worksite: Spokane Riverfront Park North Bank (#1)

General Site Improvements

Develop circulation paths or access routes

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Total cost for development of circulation paths or access routes	\$65,000	<i>Not Collected at Closure</i>
Note: Develop a looped pathway system along the playground perimeter providing universal access to all site features, including a proposed overlook viewpoint, slides and various play areas. Pathway surfacing shall be composed primarily of impervious paving to limit water percolation into unsuitable subsoils and shall incorporate sustainable paving materials wherever possible - emphasizing the re-use of remnant granite curbs, et. al. salvaged from adjacent street renovation projects.		
Enter length of circulation paths and routes by surface type	Feet	Feet
Asphalt		Asphalt
Boardwalk		Boardwalk
Concrete	520	Concrete
Crushed rock		Crushed rock
Recycled materials		Recycled materials
Total	520	Total
		520
Select the surface of the path/walkway	<input type="checkbox"/> Asphalt <input type="checkbox"/> Boardwalk <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Crushed rock <input type="checkbox"/> Recycled materials <input type="checkbox"/> Resin-based stabilized material <input type="checkbox"/> Soil cement <input type="checkbox"/> Wood chips/engineered wood fiber	<input type="checkbox"/> Asphalt <input type="checkbox"/> Boardwalk <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Crushed rock <input type="checkbox"/> Recycled materials <input type="checkbox"/> Resin-based stabilized material <input type="checkbox"/> Soil cement <input type="checkbox"/> Wood chips/engineered wood fiber
Linear feet of path/walkway	900	520
Minimum width of the circulation paths or access routes	8	<div style="text-align: center;">8</div> Note: smallest path width is 8'. many paths are wider than this
Lighting provided (yes/no)	Yes	Yes
Number of walkway bridges	<div style="display: flex; justify-content: space-around;"> <div>New 0</div> <div>Renovate 0</div> </div>	<div style="display: flex; justify-content: space-around;"> <div>New 0</div> <div>Renovate 0</div> </div>
Develop viewpoint		

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Total cost for Develop viewpoint	\$33,000	<i>Not Collected at Closure</i>
Note: Develop a south facing ADA accessible viewing area atop an existing +/-20' tall natural basalt bluff overlooking the proposed playground, adjacent park grounds, Spokane River Gorge, and downtown area. Develop proposed viewing location in concert with the perimeter site pathways to provide universal access to the view.		
Number of designated viewpoints	New 1	Renovate 0
	New 2	Renovate 0
Note: 1 view out from top of rock bluff north of playground. 1 view from top of 3 story play structure.		
Select the viewpoint structures	<input type="checkbox"/> Benches/seating <input type="checkbox"/> View shelter <input checked="" type="checkbox"/> Viewing platform <input type="checkbox"/> Wildlife blind <input type="checkbox"/> Other <input type="checkbox"/> None	<input type="checkbox"/> Benches/seating <input type="checkbox"/> View shelter <input checked="" type="checkbox"/> Viewing platform <input type="checkbox"/> Wildlife blind <input type="checkbox"/> Other <input type="checkbox"/> None
Number of square feet of the viewing platform / shelter	500	240
Note: 160 square feet on platform within play structure, 80 square feet on top of climbing wall.		
Install fencing/barriers		
Total cost for Install fencing/barriers	\$15,000	<i>Not Collected at Closure</i>
Note: Install new, visually inconspicuous cable guardrail atop the basalt bluff overlooking the play area. The railing shall provide safe, comfortable access to the pathways, viewpoint and play features atop the bluff without obscuring site views. Fence detailing should draw from the former industrial feel of the area.		
Select the fencing types	<input checked="" type="checkbox"/> Chain link fencing <input type="checkbox"/> Post and cable <input type="checkbox"/> Wood fencing <input type="checkbox"/> 3-strand wire <input type="checkbox"/> Other <input type="checkbox"/> No fencing	<input type="checkbox"/> Chain link fencing <input type="checkbox"/> Post and cable <input type="checkbox"/> Wood fencing <input type="checkbox"/> 3-strand wire <input checked="" type="checkbox"/> Other <input type="checkbox"/> No fencing
Note: wrought iron picket fence		
Linear feet of fencing/barriers installed	300	100
Number in feet of fence height	4	4
Select the barrier types	<input type="checkbox"/> Barrier rock <input type="checkbox"/> Bollards <input type="checkbox"/> Concrete barriers <input type="checkbox"/> Gates <input type="checkbox"/> Other <input checked="" type="checkbox"/> No barriers	<input type="checkbox"/> Barrier rock <input type="checkbox"/> Bollards <input type="checkbox"/> Concrete barriers <input type="checkbox"/> Gates <input checked="" type="checkbox"/> Other <input type="checkbox"/> No barriers
Note: 20 lineal feet of chain link barrier installed atop the rock bluff for safety. 4' height.		
Install general site structures		

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Total cost for Install general site structures	\$50,000	Not Collected at Closure
<p>Note: Install retaining walls as required to provide accessible pathways around the playground perimeter and up the basalt bluff. Walls are envisioned to mimic natural topographical elements and serve as informal play components where appropriate. Materials may include stone or reused granite curbing to accomplish this goal. Install a shade structure as a part of a viewing area to provide cover and shade to playground visitors. The shade structure may be either a rigid, permanent structure or a shade sail type installation.</p>		
Select one or more of the sheltered structures included in the project	Bus shelter Covered plaza Gazebo Shade structure Other <input checked="" type="checkbox"/> None	Bus shelter Covered plaza Gazebo Shade structure Other <input checked="" type="checkbox"/> None <p>Note: 2 structures outside project boundary, including the following. 1 large existing gazebo structure was renovated and re-roofed. 1 medium sized, historic shade structure was renovated and re-roofed. This medium structure was original to the development of Expo 1974. Restoration was consistent with DAHP requirements.</p>
Select one or more of the surface structures included in the project	<input type="checkbox"/> Plazas <input type="checkbox"/> Recycle stations <input checked="" type="checkbox"/> Retaining wall <input type="checkbox"/> Seating wall <input type="checkbox"/> Other <input type="checkbox"/> None	<input checked="" type="checkbox"/> Plazas <input checked="" type="checkbox"/> Recycle stations <input checked="" type="checkbox"/> Retaining wall <input type="checkbox"/> Seating wall <input type="checkbox"/> Other <input type="checkbox"/> None <p>Note: 1 concrete plaza space constructed as a part of the project, totaling 2,100 square.</p> <p>125 lineal feet of large 'faux rock' retaining wall was constructed between the playground and adjacent site improvements (skate park). 85 short retaining wall was constructed within the playground to create 'on-grade' slides to the 2-5 age group.</p> <p>2 recycle stations.</p>
Square feet of sheltered/surface structures	0	2100
Length of retaining wall/seating wall (feet)	200	210
Install lighting (general security)		

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Total cost for Install lighting (general security)	\$50,000		Not Collected at Closure	
	Note: General site security lighting will be incorporated around the perimeter and strategically placed to accent elements within the play area and basalt outcrop. All lights will follow the overall Riverfront Park design standards and will be LED energy efficient fixtures with owner controls.			
Number of general security lights installed	10		10	
	Note: Ten general site light fixtures are estimated at this time to meet adequate lighting levels for the play area. The estimate includes utility installation, fixtures purchases and installation.			
Install signs/kiosk				
Total cost for Install signs/kiosk	\$12,000		Not Collected at Closure	
	Note: Five new signs will be incorporated into the play area to inform users of general park rules and play area safety facts. These signs will also include informational material regarding the Great Floods, existing geological features and play area descriptions. The estimate includes sign production and installations.			
Number of kiosks	New	Renovate	New	Renovate
	0	0	0	0
Number of interpretive signs/displays	5	0	9	0
	Note: interpretive signs installed to present and inform readers about the various aspects of the ice age floods.			
Number of permanent entrance signs	0	0	0	0
Number of electronic signs	0	0	0	0
Project involves installation of informational signs (yes/no)	Yes		Yes	

Install site furnishings

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Total cost for Install site furnishings	\$20,000	Not Collected at Closure
Note: Site Furnishings will follow the Riverfront Park redevelopment amenity standards. Furnishing will be concentrated around play area viewing areas, major corridors and passive areas for picnics and resting points.		
Select the site furniture / amenities	<input checked="" type="checkbox"/> Benches <input type="checkbox"/> Bike racks <input type="checkbox"/> Bike repair station <input checked="" type="checkbox"/> Drinking fountains <input type="checkbox"/> Fire pits <input type="checkbox"/> Flag poles <input type="checkbox"/> Grills <input type="checkbox"/> Pet waste bag dispensers <input type="checkbox"/> Picnic tables <input type="checkbox"/> Planters <input checked="" type="checkbox"/> Recycling/Trash receptacles <input checked="" type="checkbox"/> Other	<input checked="" type="checkbox"/> Benches <input checked="" type="checkbox"/> Bike racks <input type="checkbox"/> Bike repair station <input checked="" type="checkbox"/> Drinking fountains <input type="checkbox"/> Fire pits <input type="checkbox"/> Flag poles <input type="checkbox"/> Grills <input type="checkbox"/> Pet waste bag dispensers <input type="checkbox"/> Picnic tables <input type="checkbox"/> Planters <input checked="" type="checkbox"/> Recycling/Trash receptacles <input checked="" type="checkbox"/> Other
	Note: Amenities will include 6' surface mounted metal benches, trash and recycle receptacles, bike racks and drinking fountains with bottle fillers. Trash receptacles will be designed to display park promotions, events and programs.	Note: Other: Hand pump water station for sand play area.
Landscaping improvements		
Total cost for Landscaping improvements	\$170,000	Not Collected at Closure
Note: Blend site landscaping throughout the play area and install trees, shrubs, boulders, dry creek channels, and softscape to balance hardscape and safety surfacing. Provide up to 3 natural 'play zones' in the contextual surrounds of the central play zone, each featuring a geographically based theme (mima mounds, coulee, etc.) Introduce a water play element in the form of a "coulee" feature enabling children to explore indigenous water systems as a part of the play experience. Permanent irrigation will be provided to all plantings, and dry creek beds may serve as a natural looking conveyance for drainage from adjacent hard surface and parking areas.		
Acres of landscaped area	0.50	0.25
Select the landscape features	<input type="checkbox"/> Boulders <input type="checkbox"/> Drainage <input type="checkbox"/> Grass/turf <input checked="" type="checkbox"/> Groundcover <input checked="" type="checkbox"/> Irrigation <input checked="" type="checkbox"/> Native vegetation <input type="checkbox"/> Other <input type="checkbox"/> Planters <input type="checkbox"/> Raised beds <input checked="" type="checkbox"/> Trees/shrubs <input checked="" type="checkbox"/> Water feature/fountain	<input checked="" type="checkbox"/> Boulders <input type="checkbox"/> Drainage <input checked="" type="checkbox"/> Grass/turf <input checked="" type="checkbox"/> Groundcover <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Native vegetation <input type="checkbox"/> Other <input type="checkbox"/> Planters <input type="checkbox"/> Raised beds <input checked="" type="checkbox"/> Trees/shrubs <input checked="" type="checkbox"/> Water feature/fountain

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Play Areas

Playground development

Total cost for Playground development	\$900,000		Not Collected at Closure	
	Note: The estimate for the playground was provided by the Berger Partnership that breaks down the estimate in 5 major areas. Stainless steel berm slides, natural play elements, modern play elements, safety surfacing and freight.			
Number of play areas	New 5	Renovate 0	New 4	Renovate 0
	Note: The natural playground theme balanced with modern elements will borrow off of the formerly industrial feel of the area reconnected to nature. The steel berm slides will be utilizing existing topography estimated roughly 22' drop for each of the three slides. Natural play elements made from wood will be a variety of play opportunities for 2-5 and 5-12 age groups. Modern play elements will incorporate steel and concepts borrowed from the industrial past of the downtown region. There will also be natural landscape play areas around the perimeter of the play area. The features would work to balance the natural wood with elements that provide different types of play.		Note: 3 distinct play areas within resilient surfacing and 1 distinct sand play area.	
Number of play structures/major components (slide set, swing set, etc.)	10	0	15	0
	Note: The site will include many accessible standalone play elements. This elements will include naturalized (shotcrete or similar) climbing wall incorporated into cliff access ramp, cliff slides (up to 22' tall), and topographical elements (landforms) that would serve as informal play and seating opportunities. Finally, in the current design we intend to provide a water play element in the form of a "coulee" feature that would allow children to explore the natural water systems and be integrated in the context of the play area.		Note: Play area includes 3-story play tower with slides, a 5-12 net climber, a 2-12 family swing, a 5-12 log jam climbing apparatus, an ADA accessible merry-go-round, a spiral tube slide from a faux rock wall, a 2-12 standing spinner, (4) musical play stations, a 2-5 sand play area, fossil dig with water table, (2) 2-5 spring toys, several GFRC climbers, (2) 2-5 spinner cups, and (2) on-grade slides.	
Number of climbing walls/rocks	1	0	2	0
			Note: (3) large climbing rock / wall installations.	
Select the play area surface material type	<input checked="" type="checkbox"/> Engineered wood fiber <input type="checkbox"/> Other <input type="checkbox"/> Recycled rubber <input checked="" type="checkbox"/> Rubber matting/tiles		<input type="checkbox"/> Engineered wood fiber <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Recycled rubber <input type="checkbox"/> Rubber matting/tiles	
	Note: The site will be incorporate 50% Engineered wood fiber and 50% poured in place rubber surfacing. The poured in place rubber surfacing will be incorporate design and color features and will be placed in high traffic areas and to entrancing of certain play features to increase accessibility.		Note: Playground surface is approximately 50% poured in place rubberized safety surfacing and approximately 50% resilient artificial turf atop rubberized safety surfacing. There is also a sand play area with non-silica sand surfacing.	
Square feet of playgrounds	30,500		14,650	
			Note: Includes resilient play surfaces and sand play area.	

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Site Preparation

General site preparation

Total cost for General site preparation	\$25,000	<i>Not Collected at Closure</i>
Note: The generally flat, open topography of the site and a high proximity to arterial roadways provides excellent construction access and ample area for the staging of construction materials. The site was formerly host to industrial activity and, as a result, the removal of contaminated soils is anticipated in preparation of site improvements. The removal and mitigation of this material will be undertaken as part of separate, a park-wide mitigation effort prior to the implementation of proposed the playground improvements. Subsequent site grading is cosmetic and considered incidental.		
Acres of site preparation	0.50	0.72
Number of trail miles for site preparation	0	0
Buildings / structures to be demolished	N/A	0 Note: A building was demolished as a part of the riverfront park north bank renovation but this was adjacent to the playground site and not within the boundary of this playground site itself.
Select the site preparation activities	<input type="checkbox"/> Demolition <input checked="" type="checkbox"/> General site prep activities <input checked="" type="checkbox"/> Mobilization <input type="checkbox"/> Removal of piling <input checked="" type="checkbox"/> Surveying <input type="checkbox"/> Traffic control <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> General site prep activities <input checked="" type="checkbox"/> Mobilization <input type="checkbox"/> Removal of piling <input checked="" type="checkbox"/> Surveying <input type="checkbox"/> Traffic control <input checked="" type="checkbox"/> Other

Cultural Resources

Cultural resources

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Cultural resource work completed	Collected at Closure		Number
	Acres excavated		0
	Hours of monitoring required		0
	Number of structures documented		0
	Note: monitoring occurred in the area immediately adjacent to this site as a part of the Riverfront Park north bank renovation.		
Total cost for Cultural resources	\$5,000	Not Collected at Closure	
Note: Archaeologists have been contracted as part of a separate, park-wide cultural resource inventory investigating the whole of Riverfront Park for artifacts from previous industrial development and tribal usage. Results from this investigation will be reported to the Washington State Department of Archeology and Historic Preservation.			
Acres surveyed for cultural resources	0.50		0
Number of trail miles surveyed for cultural resources	0		0

Permits

Obtain permits

Total cost to Obtain permits	\$5,000	Not Collected at Closure	
Note: Typical building and grading permits are anticipated for the implementation of the project. No additional permits are anticipated.			
Number of permits required for implementation of project	2		1
Note: 1 general construction / site work permit.			

Architectural & Engineering

Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E)	\$150,000	Not Collected at Closure	
Note: Professional service scope and fee for the project is modeled after typical fees for Spokane Parks and Recreation capital projects and is anticipated to cost 10%-15% of total construction cost.			
Did A&E costs exceed billed amount (Yes/No)	Collected at Closure	Yes	
Percent architectural & engineering	Collected at Closure		10.00

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Overall Metrics

	Current Agreement	Final
Sites Improved		
Project acres developed	0.50	0.72
Project acres renovated	0	0
Completion Date		
Projected date of completion	9/30/2019 Note: The project schedule is incorporated into the larger Riverfront Park Redevelopment project.	05/18/2021 Note: Project certificate of occupancy was granted on May 18, 2021. Site opened to public on May 21, 2021.
Economic Benefit		
Projected economic benefit provided by the project	Collected on Application	Not Collected at Closure

Development Costs

Final amounts include a pending billing
Date of Last Released Billing 12/08/2020

	Proposed	Final
Worksite: Spokane Riverfront Park North Bank (#1)		
SPLIT OUT FINAL TOTAL BELOW	\$1,350,000.00	\$1,557,908.00
General Site Improvements Costs	\$415,000	\$236,408
Play Areas Costs	\$900,000	\$1,267,000
Site Preparation Costs	\$25,000	\$50,000
Cultural Resource Costs	\$5,000	\$0
Permits Costs	\$5,000	\$4,500
Architectural & Engineering Costs	\$150,000	\$0
Difference		\$0

Billed Summary

Final amounts include a pending billing
Date of Last Released Billing 12/08/2020

Category	Project Agreement		Totals To Date		
	RCO	Total	Expended	Non Reimbursable	Total Billed
Development					
Construction	450,000.00	1,350,000.00	1,557,908.00		1,557,908.00
AA&E	50,000.00	150,000.00			
Development Total	500,000.00	1,500,000.00	1,557,908.00		1,557,908.00
Total	500,000.00	1,500,000.00	1,557,908.00		1,557,908.00

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Sponsor Match

Proposed

Final

Project Funding


Grant Funding Received	Collected at Closure		Dollars
	Local		\$1,057,908
	State		\$0
	Federal		\$0
	Private		\$0
	Total		\$1,057,908

Attachments

PHOTOS (JPG, GIF)
Photos (JPG, GIF)

PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	06/25/2021	Permit	Certificate of Occupancy	NickH	Washington St 809 N - RFP North Bank Playground CO.pdf, 479258 Final Report, 07/19/2021, Accepted	✓

Certify & Submit

Status History

Report Status	Date	User	Note
Accepted	07/19/2021	Alison Greene	
Submitted	07/16/2021	Nick Hamad	edits completed!
Returned	07/14/2021	Alison Greene	Hi Nick, please see my email with modifications needed. Thanks! -Alison
Submitted	06/28/2021	Nick Hamad	Thank you for partnering on such a wonderful project. This play area is in constant use by the Spokane community and we love it!
Draft	06/16/2021	Nick Hamad	

PROJECT: 16-1829 DEV, RIVERFRONT PARK GREAT FLOODS PLAY AREA

Sponsor: Spokane City Parks & Rec Dept Program: Land and Water Conservation Status: Active
Project Start Date: 06/14/2018 Agreement End Date: 06/30/2021

PROPERTY: North Bank (1: Spokane Riverfront Park North Bank)

Property Basics

Acquisition ☐ Development ☒

Property Location

Property Name North Bank

Property Address
(optional)

City

State

Zip

Property Description

The property is just north of the Spokane River in the heart of Spokane's urban core in Riverfront Park . The site is currently a dirt parking lot occupying approximately .5 acres. A play area and landscaping will be constructed onsite.

Associated Worksite

Spokane Riverfront Park North Bank (#1)

Landowner

Landowner Name City of Spokane

Address
(optional) 808 W Spokane Falls Blvd

City Spokane

State WA Zip 99201-3317

Landowner Type Local

Control and Tenure

Instrument Type Sponsor owned property (deed)

Timing Existing

Term Type Perpetuity

Yrs

Expiration Date

Note

Parcel Numbers

County Name

Parcel Number

Mapped

Notes (optional)

No parcels

Recording Numbers

Instrument Type

Recording Number

Notes

No recordings

Sponsor Clarification

No property was acquired for this project.

☒ The above information is correct and complete

RCO Notes

☒ Property data verified by RCO Staff

Property Report: North Bank (Worksite #1: Spokane Riverfront Park North Bank)

Attachments

PHOTOS (JPG, GIF)
Photos (JPG, GIF)

PROJECT DOCUMENTS AND PHOTOS
Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
No attachments match filter criteria						